

URBAN GROWTH AREAS SUB-ELEMENT

Introduction

Lewis County's Urban Growth Area (UGA) is characterized by intensive residential, commercial, institutional, and industrial uses supported by transportation and other forms of infrastructure. This level of development within the UGA is intended to relieve pressure for rural sprawl and protect appropriately scaled rural development, natural resource lands, and critical areas. Urban growth typically requires an urban level of governmental services, and it can be characterized either as the land where urban growth is located or as land which is appropriate for future growth based on its relationship to existing urban growth.

Purpose

The main purpose of the Urban Areas Sub-Element is to provide a body of policy which can guide urban growth development standards and keep rural area development patterns and intensities distinct from urban growth and development patterns. This sub-element defines urban growth area designations in Lewis County which includes the incorporated cities and their associated UGA boundaries, fully contained communities, and non-municipal UGAs. Development within these designations shall be guided by components contained in this sub-element: intent statements, goals, objectives, and policies. The objective of this sub-element is to:

- Emphasize infill development within designated urban areas
- Define the urban growth area boundary
- Provide for specific areas outside of designated UGAs where urban character development is acceptable
- Achieve additional land use planning through the designation of lands for industrial development and fully contained communities.
- Facilitate the specific planned developments outside designated urban growth areas as identified in the proposed plan.
- Execute inter-local agreements between Lewis County and each of the incorporated cities and towns.
- Enable the potential for future UGA designations by identifying Urban Reserve Areas where land can be protected from rural development that would compromise the potential of such areas.

Urban Reserve Areas

The county may designate Urban Reserve Areas in order to preserve opportunities for an orderly and efficient transition from rural to urban land uses when a subarea planning process identifies potential locations for future urban development, but when the provision of necessary urban services has yet to

be planned. Urban Reserve Areas will continue be regulated for rural development with the exception that subdivisions will be limited to large lot segregations in order to preserve the future urban development potential.

Urban Growth Areas Designations

Nine types of Urban Growth designations are possible in Lewis County:

- Cities
- Fully Contained Communities
 - Birchfield
- Non-Municipal UGAs
 - Major Industrial Developments
 - Economic Development UGAs

Cities

The majority of Lewis County's Urban Growth Area is planned for eventual control by the incorporated town and cities. Each municipality plans for its community's needs over the next 20 years based on the Lewis Countywide Planning Policies. Each of the nine incorporated cities and towns in Lewis County (Centralia, Chehalis, Morton, Mossyrock, Napavine, Pe Ell, Toledo, Vader and Winlock) has adopted its own comprehensive plan and future land use map. These municipalities can be generally characterized as small towns to medium-sized cities. The comprehensive plans for these jurisdictions address projections for population growth and associated residential, economic development, public facilities, and infrastructure needs to support their vision of the future.

Fully Contained Communities

Lewis County has preliminarily designated one fully contained community, Birchfield, as a planned community UGA pursuant to RCW 36.70A.350. Proposed planned communities are required to complete full master plans within five years of initial approval. Adopted development regulations shall provide for an appropriate master planning process to address development criteria including adequate public facilities, infrastructure, buffers and environmental protection.

Birchfield Fully Contained Community

The Birchfield Fully Contained Community¹ (FCC) is located on a 1,200-acre site northwest of the town of Onalaska. The Birchfield FCC is within the service area boundaries of Lewis County Water/Sewer District #5 and is served by the Birchfield Water System. The master plan includes:

- single family residences
- multi-family housing

¹ See Appendix for Figure 4.12, entitled "Birchfield Master Planned Community."

- manufactured home community
- neighborhood convenience commercial activities
- business park
- bed & breakfast operation
- winery/vineyard
- golf course with club house and restaurant
- open space/parks areas

Non-Municipal UGAs

“Free-standing” UGAs are established to address urban growth demands associated with specific provisions of the Growth Management Act.

Major Industrial Developments

Lewis County has designated two Major Industrial Development areas that are not associated with the UGAs of the incorporated cities and towns, Cardinal Float Glass Facility and the Industrial Park at Transalta. Development regulations shall provide an appropriate master planning process to address development criteria, preservation of large industrial sites, adequate public facilities (including sewer, water, and transportation), and adequate buffers and environmental protection.

The Major Industrial Development areas require significant up-front planning to address an entire site. As an alternative, property owners may use the provisions of RCW 36.70A.365 to locate a new industrial development consistent with those standards within such proposed Major Industrial Development area. The major industrial facility siting may be more appropriate to the size, scale and pace of anticipated industrial development for those areas.

In addition to industrial development pursuant to RCW 36.70A.365 and RCW 36.70A.367, Lewis County may designate a master planned location for major industrial activity subject to the provisions of RCW 36.70A.368.

Economic Development UGAs (EDUGA)

The county may adopt economic development urban growth areas. These areas would be designated as a result of subarea planning processes in which community involvement has been conducted as directed by the implementation section of this Comprehensive Plan. Development within the EDUGAs would include a broad range of industrial, retail/commercial, and regional tourist-oriented uses. Large-scale sector planned developments would be encouraged to create well-designed complexes, buffer surrounding rural and resource lands, and ensure concurrent phasing of urban infrastructure improvements.

Urban Growth Areas Goals, Objectives and Policies

LU GOAL	Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
LU GOAL	Urban Growth is focused, compact, built at urban densities, and situated: <ol style="list-style-type: none">1) As a first priority, within currently designated urban growth areas,2) As a subsequent priority, in areas adjacent to currently designated urban growth areas3) As a subsequent priority, in other areas as appropriate through subarea planning and analysis, such as out of floodways, critical areas, and habitat, agricultural, and resource areas.
Objective LU 1	<i>Define the areas currently characterized as urban or appropriate for urban growth.</i>
Policy LU 1.1	Sufficient area should be included in the urban growth areas to accommodate the County's adopted 20-year population forecast to allow for market choice and location preferences, and to provide economic development opportunities
Policy LU 1.2	Areas designated for urban growth including commercial, industrial, and residential uses and associated public facilities should be sized to support urban residential densities or non-residential intensities, and should match the capability of the affected community to provide urban level governmental services.
Policy LU 1.3	Allowance should be made for greenbelt and open space areas, fish and wildlife habitat, migration routes, floodways, corridors associated with flooding rivers and related streams, and other environmentally sensitive areas when determining land requirements for urban growth areas.
Objective LU 2	<i>Focus more intense development in Urban Growth Areas.</i>
Policy LU 2.1	Intensive development should be located where adequate public services and facilities are present, or can be provided concurrently.

Policy LU 2.2

Development should be located within areas that are already characterized by urban growth:

- that have existing public facilities and service capacities to serve such development; or
- that are not presently served by existing public facilities or services but for which facilities and services will be provided by either public and/or private investment or initiative.

Policy LU 2.3

Infill development and higher density zoning should be encouraged where services have already been provided and sufficient capacity exists before there is expansion of existing urban growth areas.

Policy LU 2.4

Non-municipal economic development UGAs will be established through a subarea planning process in which:

- The subarea plan has identified locations suited to major industrial, mixed use retail/commercial, or regional tourist-oriented uses due to proximity to transportation or resource assets, parcel sizes, and land suitability for intensive development.
- A programmatic environmental review of the subarea plan has been completed.
- An economic/market analysis has concluded that the 20-year supply of developable urban land in the county is inadequate to meet future demand.
- The review and approval of specific economic development sector plan proposals ensures that urban growth will not occur in adjacent rural and resource lands; development is consistent with the county's critical area regulations; environmental impacts are avoided or mitigated; infrastructure requirements are identified and provided concurrent with development. Such infrastructure, however, may be phased with development and provision for addressing environmental protection is made.
- Preservation of critical areas and resource lands has been assured through conservation measures tailored to the nature and extent of the project.

LU GOAL

Designate Urban Reserve Areas overlays (URAs) at certain specified locations identified in a subarea plan in order to avoid premature land segregation and development of uses which are potentially incompatible with, or preclude later urban development, and to preserve opportunities for the future siting of larger industrial, mixed use retail/commercial, or tourist-oriented uses or concentrations of uses.

Objective LU 3a

Identify areas for future urban growth through the subarea planning process.

Policy LU 3.1

The URA overlay is intended to be applied and implemented through later development, only in those cases where ensuing development can provide employment opportunities offering higher wages than prevail in the community in an environmentally sensitive manner, and in cases where current market conditions and/or infrastructure and service provisions do not warrant initial designation or development of such uses.

Policy LU 3.2

The Urban Reserve Area overlay should be applied at sites well served by existing or planned transportation systems, or adjacent to uses that promote economic development.

Policy LU 3.3

Lands within designated URA overlays may carry Rural or Resource designations and shall be subject to minimum lot size requirements that will not preclude more intensive future urban development.

Policy LU 3.4

Prior to being developed for economic development, URA lands shall be included within **designated Urban Growth Areas**. Designation or expansion of UGA's to include URA lands may be initiated by cities or Lewis County. Such applications should have the support of the city impacted by the proposed UGA expansion and shall be adopted according to the provisions of the Lewis County Comprehensive Plan.

Policy LU 3.5

Lewis County shall support expansions of designated UGAs to include URA lands only if the following circumstances exist to ensure that economic development as intended can and will occur:

- Infrastructure including, but not limited to urban roads, public water, and public sewer are available to serve the URA proposed for inclusion in the UGA, or will be made available concurrent to development of the area;
- Infrastructure requirements and costs are such that the URA proposed for inclusion in the UGA can be supported for the uses envisioned;
- Requirements and standards necessary to implement the development goals of the subarea plan are established;
- Lands with the Urban Reserve Overlay which also have designated Priority Habitat areas shall include provisions for avoidance or mitigation of impacts on wildlife habitats.
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Policy LU 3.6

As an overlay, the geographic location and extent of URAs may be designated based on appropriate analysis through the subarea planning process.

LU GOAL

Ensure that urban growth is coordinated to make land development and related public infrastructure investment concurrent.

Objective LU 4

The county should cooperate with the cities in maintain coordinated e minimum urban development design standards.

Policy LU 4.1

Establish inter-local agreements between the County and cities for better coordination of land use planning and development using common development standards, coordinated development permit management, urban service boundary areas and service area amendment processes.

Policy LU 4.2

Require that utility, capital facility, and transportation levels of service standards are appropriate to service new growth before development is approved.

Objective LU 5

Strengthen existing urban centers.

Policy LU 5.1

Sustain existing centers by focusing infrastructure expenditures to them.

Policy LU 5.2 Encourage clustered or crossroads infill development over strip development patterns.

Objective LU 6 *Maintain a visually attractive appearance along the I-5 and US 12 corridors.*

Policy LU 6.1 The County and those cities adjoining the I-5 and U.S. 12 corridors shall work with WSDOT to develop minimum landscape standards for interchanges and appropriate segments.

Policy LU 6.2 Structures and outdoor storage areas should be screened with landscaping to provide a visual buffer along the highway corridors

LU GOAL **Ensure that the supply of goods and services necessary to support urban densities and intensities is available to both the citizens of Lewis County and the traveling public.**

Objective LU 7 *Use the regulatory framework to guide commercial development and redevelopment in appropriate locations.*

Policy LU 7.1 New commercial developments should be designed to facilitate access and circulation by transit, car/van pools, pedestrians, bicyclists, and other alternative modes of transportation where available.

Policy LU 7.2 The pattern and scale of commercial centers should be suitable for their locations and the populations they serve.

Policy LU 7.3 Commercial development should be encouraged in areas where adequate facilities and services are available or can be provided concurrent with development.

Policy LU 7.4 Land use conflicts between commercial uses and other uses should be minimized through proper location and appropriate design to the degree practicable.

Policy LU 7.5 Proposed commercial developments should not adversely impact nearby resource uses or critical areas.

Policy LU 7.6 Sites of historical significance should be preserved in Lewis County.

LU GOAL **Sustain Lewis County's existing and traditional industrial economic base and expand and diversify its competitive potential.**

Objective LU 8

Encourage job-producing economic development that is planned to create attractive industrial areas and avoid significant adverse impacts.

Policy LU 8.1

Site planning and design of very intensive development such as industry should be mitigated through the use of appropriate landscaping, screening, buffers, graduated land use intensity, and other similar techniques.

Policy LU 8.2

The master planning of new industrial areas should include such features as open space, landscaping, integrated signage and traffic control, and overall management and maintenance through covenants or other property management techniques.

Policy LU 8.3

New industrial sites should be located and designed to facilitate safe access and circulation and reduce traffic impediments. And should have appropriate access to the regional transportation network; or direct access to a major arterial, provided that the development mitigates any significant adverse impacts on the transportation systems of the surrounding areas.

Policy LU 8.4

Home-based businesses and industries should be allowed in residential areas.

Objective LU 9

Assure an adequate supply of prime industrial sites to meet market demands for industrial development over the planning horizon.

Policy LU 9.1

Sites designated for industrial use should be located with appropriate access to arterial roadways and existing or potential utility service and where major environmental constraints, such as unsuitable soils, floodplains and wetlands, are minimized.

Policy LU 9.2

Maintain an adequate supply of prime industrial land within designated urban growth areas in accordance with the countywide planning policies.

Policy LU 9.3

Allow for the designation of Major Industrial Developments/Major Industrial Developments – Master Planned Locations at certain specified locations outside of designated Urban Growth Areas pursuant with RCW 36.70A.365 , RCW 36.70A.367, and RCW 36.70A.368.

New Policy LU 9.4

A major industrial development – master planned location designated pursuant to RCW 36.70A.368 must satisfy the following criteria:

- Must be located on lands formerly used or designated for surface coal mining and supporting uses; that consist of an aggregation of land of one thousand (1,000) or more acres, which is not required to be contiguous; and that are suitable for manufacturing, industrial, or commercial businesses.
- New infrastructure is provided for; and
- Environmental review of a proposed designation of a master planned location must be at the programmatic level, as long as the environmental review of a proposed designation that is being reviewed concurrent with a proposed major industrial activity at the project level.